

BOOK: 26226 PAGE: 31

After Recording Return to:
Kevin Butler
4551 Strutfield Lane
#4407
Alexandria, VA 22311
File No. MD-23-20620

Property Address:
2506 Druid Hill Avenue
Baltimore, MD 21217
Tax ID # 13-06-3411-003

Title Insurance: Fidelity National Title Insurance Company

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$5,490.00
09-13-2023 ABL

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$8,235.00
09-13-2023 ABL

All taxes for which assessments
have been Received have been
Paid as of 09-13-2023 ABL
Director of Finance
Baltimore City

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$2,745.00
TOTAL \$2,805.00
XAC AMH
Sep 14, 2023 09:04 am

This Deed, made this **25th day of August, 2023** by and between **Mousa Hejazi and Raouda Hejazi**, parties of the first part, Grantors; and **Kevin Butler, as SOLE OWNER**, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of **FIVE HUNDRED FORTY NINE THOUSAND AND 00/100 DOLLARS (\$549,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Kevin Butler, as **SOLE OWNER**, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

(SEE ATTACHED EXHIBIT A)

SUBJECT TO any and all covenants, easements, plat restrictions, agreements, and other restrictions of record.

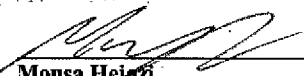
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Kevin Butler, as **SOLE OWNER**, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

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As Witness the hands and seals of said Grantors, the day and year first above written.

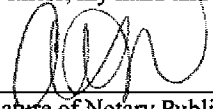

Mousa Hejazi (SEAL)

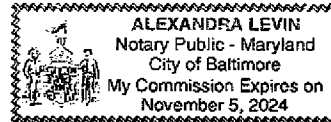

Raouda Hejazi (SEAL)

STATE OF MARYLAND
COUNTY OF Baltimore City to wit:

I hereby certify that on the 25th day of August, 2023, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Mousa Hejazi and Raouda Hejazi, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

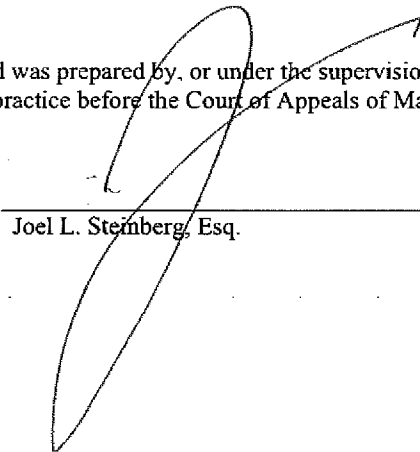
As witness, my hand and notarial seal.


Signature of Notary Public



My Commission Expires: 11/5/2024

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Joel L. Steinberg, Esq. (SEAL)

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EXHIBIT A

ALL that certain lot, parcel or tract of land, situate and lying in the City of Baltimore, State of Maryland, and being more particularly described as follows:

BEGINNING FOR THE SAME on the southwest side of Druid Hill Avenue at the distance of 44 feet 4 ¼ inches northwesterly from the corner formed by the intersection of the southwest side of Druid Hill Avenue and the northwest side of Retreat Street and running thence southwesterly parallel with Retreat Street 97 feet 1 ¼ inches to the northeast side of an alley about 18 feet wide thence northwesterly binding on said alley 30 feet more or less to the southeasternmost outline of the ground leased by Maximilliam Platt and wife to John C. Knipp by lease dated August 6, 1875, and recorded among the Land Records of Baltimore County in Liber JB No. 93, folio 231, thence running northeasterly binding on the southeasternmost outline of said land 100 feet more or less to Druid Hill Avenue thence southeasterly being on the southwest side of Druid Hill Avenue 30 feet more or less to the place of beginning with the use in common with others of the 18 foot alley herein mentioned. The improvements thereon being known as No. 2506 Druid Hill Avenue, Baltimore, MD 21217.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 2506 Druid Hill Avenue, Baltimore, MD 21217

Tax ID: 13-06-3411-003

Being the same property which by deed dated November 30, 2020, and recorded among the Land Records of Baltimore City, Maryland on March 19, 2021, in Liber 22801, in Folio 103, was granted and conveyed by Royal Homes LLC unto Mousa Hejazi and Raouda Hejazi, as tenants by the entireties.

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**Maryland
FORM
WH-AR**

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2023

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor Mousa Hejazi**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).2506 Druid Hill Avenue, Baltimore, MD 21217**3. Reasons for Exemption****Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

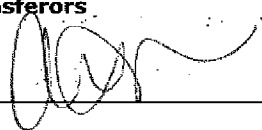
Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

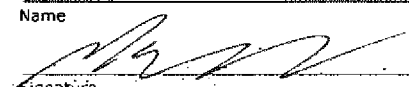


Mousa Hejazi

Name

8-25-23
**Date

Signature

**3b. Entity Transferors**

Witness/Attest

Name of Entity

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

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in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Raouda Hejazi

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

2506 Druid Hill Avenue, Baltimore, MD 21217

3. Reasons for Exemption**Resident Status**

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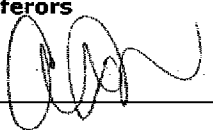
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3a. Individual Transferors

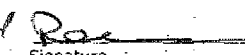
Witness



Raouda Hejazi

Name

8/25/23
**Date


Signature
3b. Entity Transferors

Witness/Attest

Name of Entity

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.